

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - W/S Park Heights Avenue at S/S Hunting Tweed Drive 4th Election District 3rd Councilmanic District  
Caves Valley Club, Inc. Petitioner  
BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY  
Case No. 92-205-SPHA

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve that two community signs can be located on offsite adjoining easement areas, and variances from Section 413.1.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two community signs on decorative walls of 316 sq.ft. total in lieu of the maximum permitted 15 sq.ft., and from Section 102.5 of the B.C.Z.R. to permit a height for each sign of 6 feet in lieu of the maximum permitted 3 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Benjamin Bronstein, Esquire, appeared and testified. Also appearing on behalf of the Petitioner was David S. Thaler, Registered Professional Engineer. There were no Protestants.

Testimony indicated that the subject property consists of approximately 1.97 acres zoned R.C. 5 and is located at the intersection of Park Heights Avenue at Hunting Tweed Drive at the entrance to the residential development known as Huntington. Petitioner is desirous of erecting two community identification signs within a right-of-way easement area as depicted on Petitioner's Exhibit 1. Said easement, owned by the Huntington Development Corporation, was dedicated to Petitioner's predecessor in title for placement of signs by deed dated November 16, 1988 between S & R Investors, a Maryland Partnership, and Caves Valley Club, Inc., and record-

ed among the Land Records of Baltimore County in Liber 8029, folio 720 et. seq. A copy of this deed was introduced as Petitioner's Exhibit 2. Due to the topography of the land, which falls away from the road area to a stream bed at the subject site, the requested special hearing relief and variances are necessary in order to provide visible signage for this community. Testimony indicated that the relief requested will not result in any detriment to the public health, safety or general welfare and that practical difficulty would result if the relief requested were denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

ORDER RECEIVED FOR FILING  
Date 1/3/92  
By [Signature]

- 2 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of January, 1992 that the Petition for Special Hearing to approve that two community signs can be located on offsite adjoining easement areas, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variances from Section 413.1.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two community signs on decorative walls of 316 sq.ft. total in lieu of the maximum permitted 15 sq.ft., and from Section 102.5 of the B.C.Z.R. to permit a height for each sign of 6 feet in lieu of the maximum permitted 3 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

TMK:bjs

[Signature]  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 1/3/92  
By [Signature]

- 3 -

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 3, 1992

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
W/S Park Heights Avenue at S/S Hunting Tweed Drive  
4th Election District - 3rd Councilmanic District  
Caves Valley Club, Inc. - Petitioner  
Case No. 92-205-SPHA

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Abraham Adler, Esquire  
Huntington Development Corporation  
20 S. Charles Street, 10th Floor, Baltimore, Md. 21201

People's Counsel

File

#### PETITION FOR ZONING VARIANCE & SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-205-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section see attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Topography of property
2. Configuration of the property
3. And for such other reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Easement Owner: Legal Owner(s):  
~~Contract Purchaser:~~ Caves Valley Club, Inc.  
Huntington Development Corp. (Type or Print Name)  
By: [Signature] (Type or Print Name)  
Signature of Applicant, All President  
20 S. Charles St., 10th Floor  
Address Sun Life Building  
Baltimore, MD 21221  
City and State Attn: Abraham Adler, Esq. Signature

Attorney for Petitioner: Suite 12102 Hopkins Plaza 334-444  
Benjamin Bronstein, Esquire, George & Bronstein (Type or Print Name)  
Address 29 W. Susquehanna Ave., Suite 205  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: (301) 296-0200 7115 Ambassador Road 944-3647  
Address Balto., Md 21202 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this day

of 1992, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of 1992, at o'clock

ORDER RECEIVED FOR FILING

Date 1/3/92  
By [Signature]

Zoning Commissioner of Baltimore County.  
(over)

214

#### ATTACHMENT TO 92-205-SPHA PETITION FOR ZONING VARIANCE AND SPECIAL HEARING

413.1.e to permit 2 community signs with a total of 316 sq. ft. on decorative walls in lieu of the permitted 15 sq. ft. on offsite adjoining easement areas and from 102.5 to allow a height of 6 ft. for each sign in lieu of the allowed 3 ft. within the delineated triangular area.

September 4, 1991

#### ZONING DESCRIPTION 92-205-SPHA

Beginning for the first at the intersection of the west side of Park Heights Avenue (an 80 foot right-of-way) and the south side of Hunting Tweed Drive (a 50 foot right-of-way); thence, running with and binding upon Park Heights Avenue the following five (5) courses:

1. South 10 39'20" West 27.05 feet to a point;
2. South 21 53'40" East 291.30 feet to a point;
3. South 34 17'40" East 68.30 feet to a point;
4. South 45 04'40" East 73.65 feet to a point;
5. South 52 08'40" East 447.21 feet to a point, thence leaving said Avenue;
6. South 83 54'20" West 689.28 feet to a point;
7. North 32 44'06" West 432.13 feet to a point;
8. North 48 13'28" East 150.00 feet to a point;
9. North 35 08'55" East 53.12 feet to a point;
10. 148.80 feet by a curve to the left, having a radius of 170.00 and a chord of North 10 04'24" East 144.10 feet to a point;
11. North 15 00'00" West 26.19 feet to a point on the south side of Hunting Tweed Drive; thence, running with and binding upon said Drive the following three (3) courses:
12. 97.06 feet by a curve to the left, having a radius of 442.23 feet and a chord of South 75 07'12" West 96.87 feet to a point;
13. 119.38 feet by a curve to the right, having a radius of 380.00 feet and a chord of North 68 49'57" East 118.89 feet to a point;

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page 2  
September 4, 1991  
ZONING DESCRIPTION  
HUNTINGTON

92-205-SPHA

14. South 57 50'38" East 12.71 feet to the point of beginning.  
Containing 7.450 acres of land, more or less.

Beginning for the second at the intersection of the west side of Park Heights Avenue (an 80 foot right-of-way); thence, running with and binding upon Hunting Tweed Drive (a 50 foot right-of-way) the following five (5) courses:

1. South 33 30'31" West 14.16 feet to a point;
2. 135.09 feet by a curve to the left, having a radius of 430.00 feet and a chord of South 68 49'57" West 134.53 feet to a point;
3. 274.98 feet by a curve to the right, having a radius of 392.23 feet and a chord of South 79 54'58" West 269.38 feet to a point;
4. North 80 00'00" West 52.45 feet to a point;
5. 205.75 feet by a curve to the left, having a radius of 825.00 feet and a chord bearing North 87 08'40" West 205.22 feet, thence leaving said Drive;
6. North 04 17'21" West 23.08 feet to a point;
7. North 84 19'50" East 448.93 feet to a point;
8. North 07 04'09" East 333.27 feet to a point;
9. North 76 27'33" East 125.01 feet to the west side of Park Heights Avenue; thence, running with and binding upon said Avenue;

page 3  
September 4, 1991  
ZONING DESCRIPTION  
HUNTINGTON

92-205-SPHA

10. 342.28 feet by a curve to the left, having a radius of 2300.00 feet and a chord of South 07 01'47" East 342.28 feet to the point of beginning.  
Containing 1.978 acres of land, more or less.



214

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

92-205-SPHA  
District: 4th  
Date of Posting: November 23, 1991  
Posted for: Variance and Special Hearing  
Petitioner: Caves Valley Club, Inc.  
Location of property: Hunting Tweed Drive and Park Heights Avenue  
Location of Sign: NW corner of Hunting Tweed Drive and Park Heights Avenue  
Remarks:  
Posted by: L. J. Harts  
Date of return: December 2, 1991  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 92-205-SPHA  
Hunting Tweed Drive and Park Heights Avenue  
4th Election District  
3rd Councilmanic  
Legal Owner(s): Caves Valley Club, Inc.  
Assessment Owner(s): Huntington Development Corporation  
Hearing Date: Thursday, December 12, 1991 at 9:00 a.m.  
Variance and Special Hearing: to permit two community signs with a total of 316 square feet on decorative walls in lieu of the permitted 15 square feet on off-site adjoining easement areas; and to allow a height of 6 feet for each sign in lieu of the allowed 3 feet within the delineated triangular area.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
OCT11/11/91 November 26

TOWSON, MD., Nov. 29, 1991  
THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Nov. 28, 1991.

OWINGS MILLS TIMES,

S. Zeke Olson  
Publisher

**CERTIFICATE OF PUBLICATION**

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 92-205-SPHA  
Hunting Tweed Drive and Park Heights Avenue  
4th Election District  
3rd Councilmanic  
Legal Owner(s): Caves Valley Club, Inc.  
Assessment Owner(s): Huntington Development Corporation  
Hunting Development Corporation  
Hearing Date: Thursday, December 12, 1991 at 9:00 a.m.  
Variance and Special Hearing: to permit two community signs with a total of 316 square feet on decorative walls in lieu of the permitted 15 square feet on off-site adjoining easement areas; and to allow a height of 6 feet for each sign in lieu of the allowed 3 feet within the delineated triangular area.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
OCT11/11/91 November 26

TOWSON, MD., Nov. 29, 1991  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Nov. 28, 1991.

THE JEFFERSONIAN,

S. Zeke Olson  
Publisher

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: Nov. 29

Hunting Development Corporation  
c/o Abraham Adler  
20 S. Charles Street, 10th Floor  
Baltimore, Maryland 21221

RE:  
CASE NUMBER: 92-205-SPHA  
Hunting Tweed Drive and Park Heights Avenue  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Caves Valley Club, Inc.  
Assessment Owner(s): Huntington Development Corporation

Dear Petitioner(s):

Please be advised that \$ 129.66 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon  
DIRECTOR

cc: Benjamin Bronstein, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

NOVEMBER 19, 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-205-SPHA  
Hunting Tweed Drive and Park Heights Avenue  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Caves Valley Club, Inc.  
Assessment Owner(s): Huntington Development Corporation  
HEARING: THURSDAY, DECEMBER 12, 1991 at 9:00 a.m.

Variance and Special Hearing to permit two community signs with a total of 316 square feet on decorative walls in lieu of the permitted 15 square feet on off-site adjoining easement areas; and to allow a height of 6 feet for each sign in lieu of the allowed 3 feet within the delineated triangular area.

Lawrence E. Schmidt  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Caves Valley Club, Inc.  
Hunting Development Corporation  
Benjamin Bronstein, Esq.  
D. S. Thaler & Associates

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

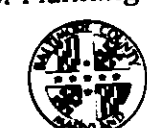
Account: R 001.6150  
Number

92-205

Please Make Check/Payment to: Baltimore County \$129.66  
BA 001248PM12-12-91

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 2, 1991

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 W. Susquehanna Avenue, Suite 205  
Towson, MD 21204

RE: Item No. 214, Case No. 92-205-SPHA  
Petitioner: Caves Valley Club  
Petition for Zoning Variance

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: December 2, 1991  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

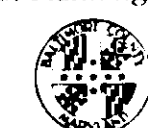
Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Huntington Development Corp.  
20 S. Charles Street, 10th Floor  
Baltimore, MD 21221

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
29th day of October, 1991.

Arnold Jablon  
DIRECTOR

Received By:

James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Caves Valley Club, et al

Petitioner's Attorney: Benjamin Bronstein

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 27, 1991  
Zoning Administration and  
Development Management  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Caves Valley Club, Inc., Item No. 214

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn  
ITEM214/TXTROZ



BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: November 27, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 12, 1991

This office has no comments for item numbers 210, 212, 213, 214, 217 and 218.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

NOVEMBER 26, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CAVES VALLEY CLUB, INC.

Location: HUNTINGTON DEVELOPMENT CORP.

Item No.: 214 Zoning Agenda: NOVEMBER 12, 1991

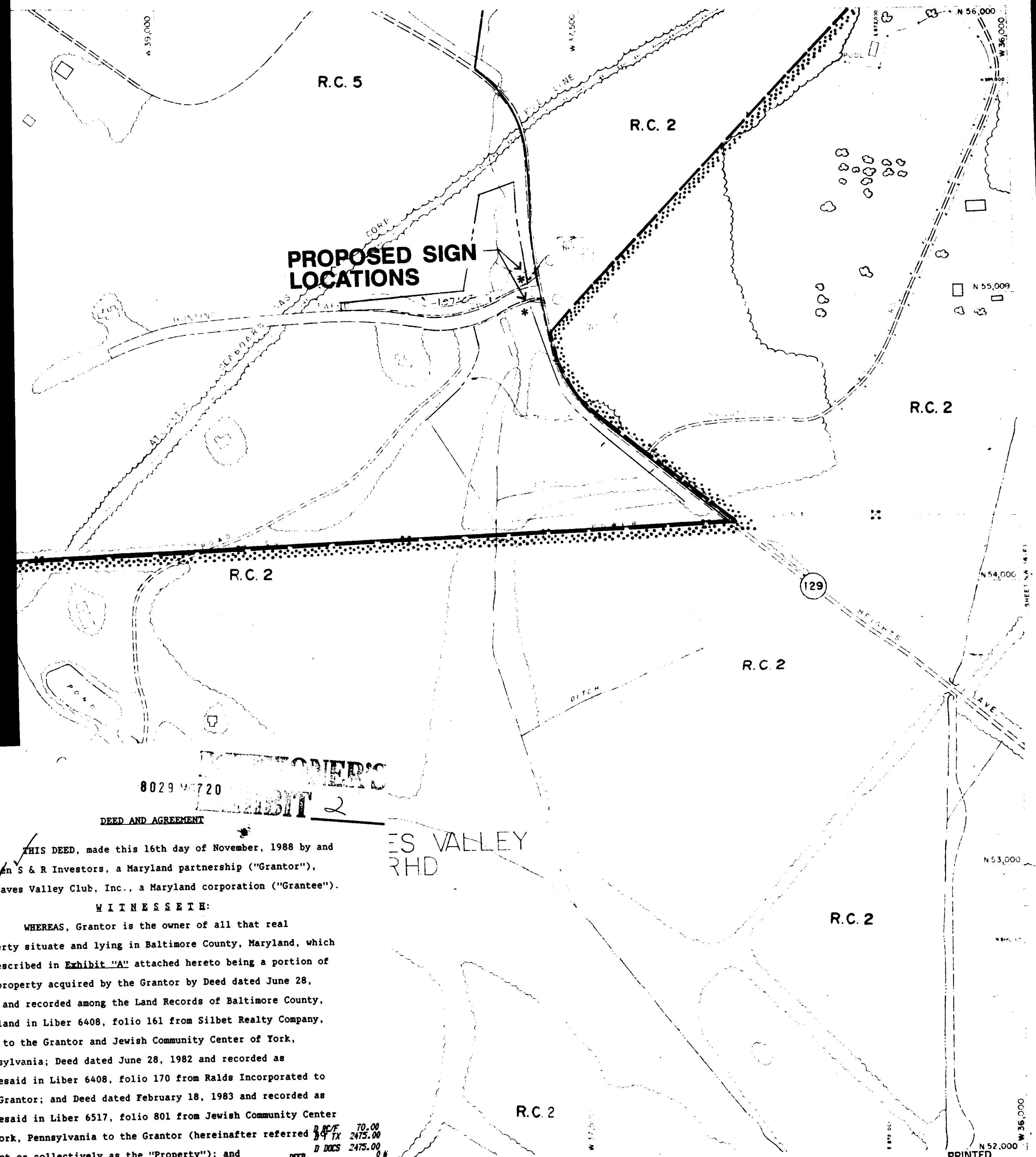
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK



BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: November 27, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 12, 1991

This office has no comments for item numbers 210, 212, 213, 214, 217 and 218.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 13, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for November 12, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 210, 212, 213, 214, 219, 220, and 221.

For Items 215, 217 and 218, the previous County Review Group Meeting comments remain applicable to these properties.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

THIS DEED, made this 16th day of November, 1988 by and between S & R Investors, a Maryland partnership ("Grantor"), and Caves Valley Club, Inc., a Maryland corporation ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of all that real property situate and lying in Baltimore County, Maryland, which is described in Exhibit "A" attached hereto being a portion of the property acquired by the Grantor by Deed dated June 28, 1982 and recorded among the Land Records of Baltimore County, Maryland in Liber 6408, folio 161 from Silbet Realty Company, Inc. to the Grantor and Jewish Community Center of York, Pennsylvania; Deed dated June 28, 1982 and recorded as aforesaid in Liber 6408, folio 170 from Raldis Incorporated to the Grantor; and Deed dated February 18, 1983 and recorded as aforesaid in Liber 6517, folio 801 from Jewish Community Center of York, Pennsylvania to the Grantor (hereinafter referred to by lot or collectively as the "Property"); and

WHEREAS, Grantor desires to convey and Grantee desires to purchase the Property for and in consideration of Four Hundred and Ninety-Five Thousand Dollars (\$495,000.00) subject to the covenants, restrictions, easements and agreements set forth herein; and

WHEREAS, Grantor desires to reserve an easement for the benefit of itself, its heirs, personal representatives,

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

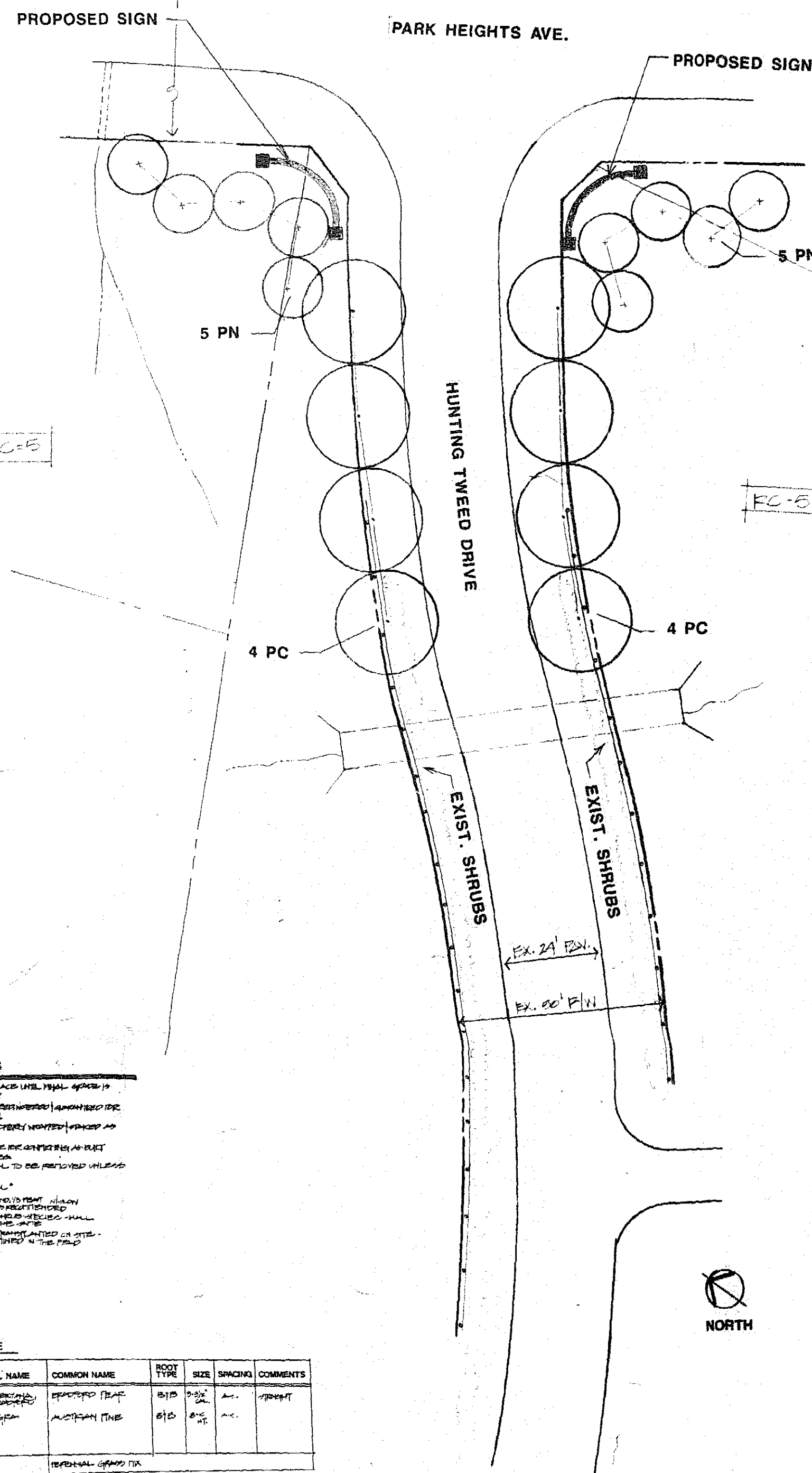
AGRICULT  
AMOUNT \$20,207.50  
SIGNATURE *[Signature]* 11/28/88

EXHIBIT TO ACCOMPANY VARIANCE REQUEST AND SPECIAL HEARING  
HUNTINGTON

D.S. THALER & ASSOCIATES, INC.  
7115 AMBASSADOR ROAD  
BALTIMORE, MARYLAND 21207  
(301) 944-3647

214

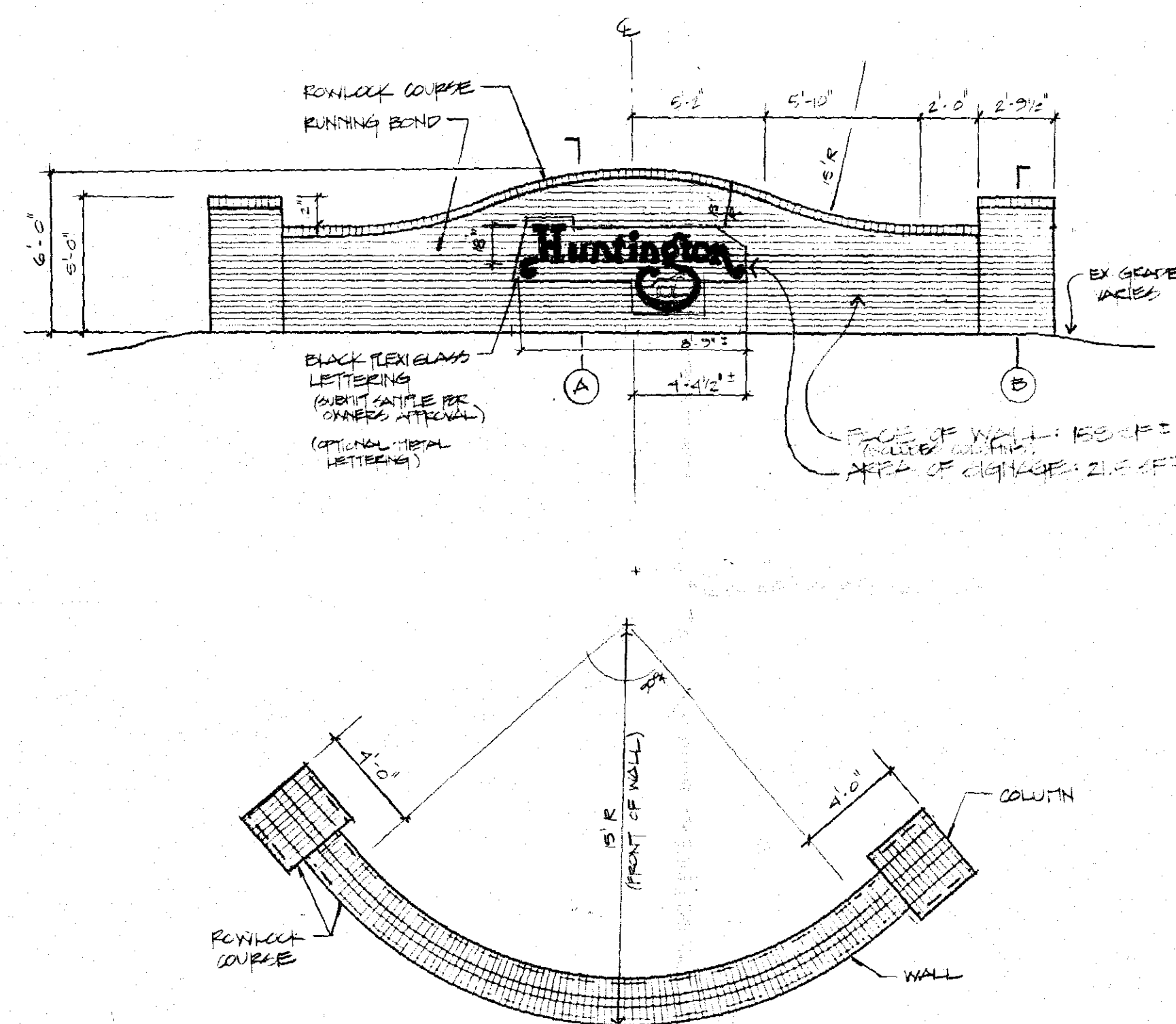




ENTRY PLANTING PLAN

SCALE: 1" = 20'

ENTRY SIGN - ELEVATION & PLAN VIEW



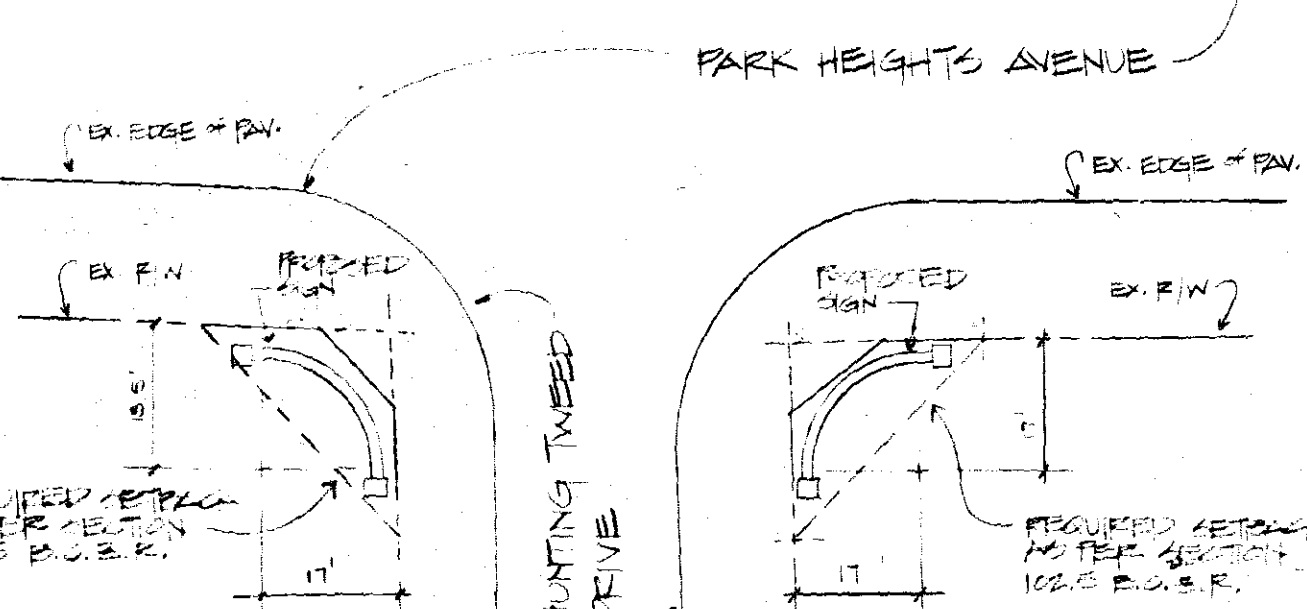
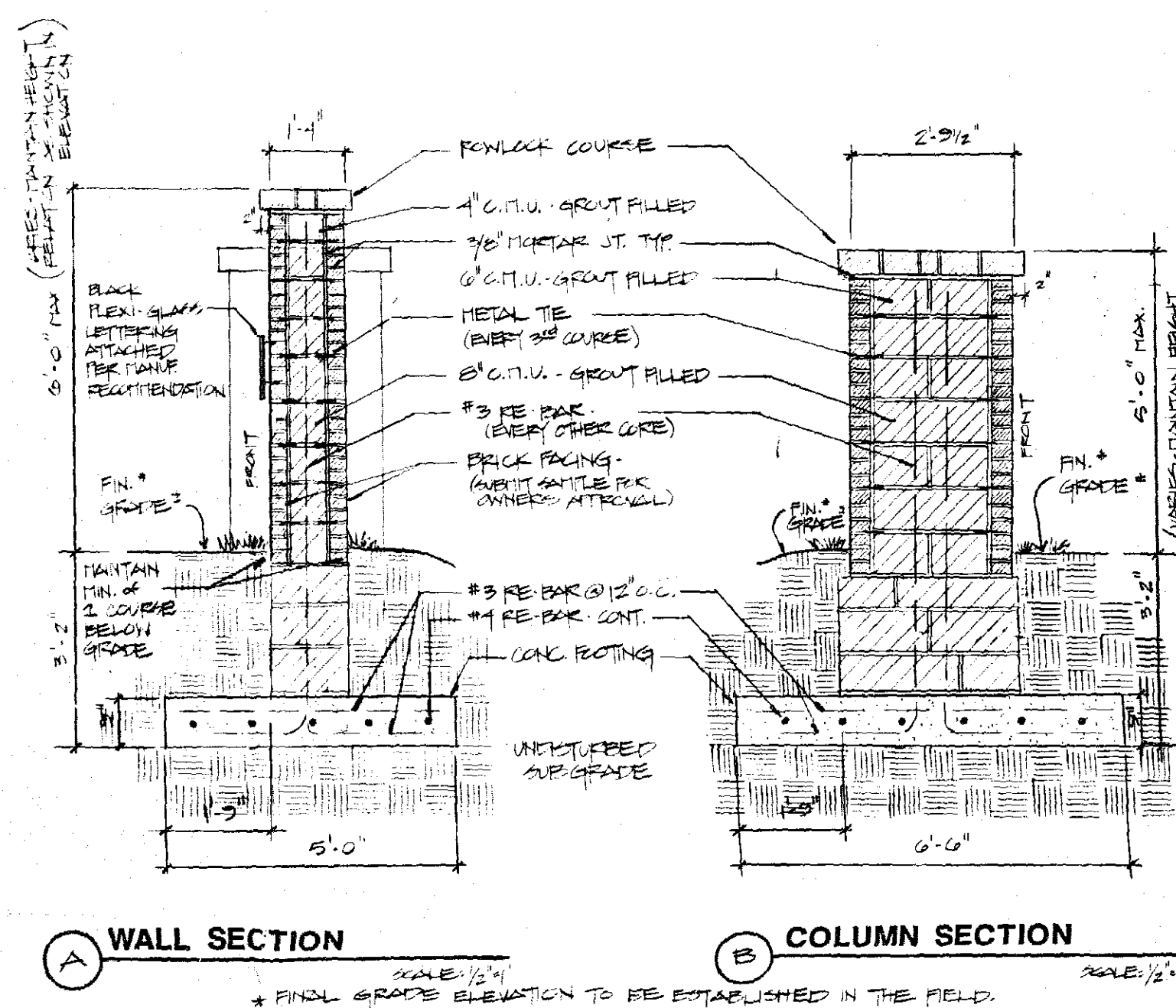
SIGHT LINE PLAN

SCALE: 1" = 20'

VICINITY MAP

GENERAL NOTES

- DEVELOPMENT:** Huntington
- APPLICANT:** Huntington Development Corporation  
c/o Mr. Anthony L. Ador, Esquire  
30 South Charles Street, 10th Floor  
Baltimore, Maryland 21201
- OWNER:** Cove Valley Club, Inc.  
Suite 22102  
Hopkins Plaza  
Baltimore, Maryland 21201
- GENERAL DATA:** Election District: 4  
Census Tract: 4049  
Councilmanic District: 3  
Ward: 24  
Sewershed: 61  
Tax Map: 46  
Parcel: 354, 715, 852
- ENTRY INFORMATION:**
- Gross Area:**  
CSD: Section III approved April 1990  
Existing Use: Vacant  
Proposed Use: Entry Sign
- ZONING HISTORY (Huntington Development):**
- o Special Hearing (90-105-878)  
Non-density lot parcel can be created for the purpose of conveying said parcel to the Home Owners Association of the Huntington Community.
  - o 1988 Comprehensive Zoning Request (Issue #3-025)  
Request to change 7.36 AC-2 to RC-2. Granted RC-2 for 40 AC-2 and 33.36 AC-2 to remain zoned RC-2.



PRINTED OCT 3 1991  
D.S. THALER & ASSOCIATES, INC.

**92-205-SPHA**

PLAT TO ACCOMPANY VARIANCE REQUEST AND SPECIAL HEARING

**HUNTINGTON**

219

D.S. THALER & ASSOCIATES, INC.  
7115 AMBASSADOR ROAD  
BALTIMORE, MARYLAND 21207  
(301) 944-3647